PEAK 410

FOR LEASE OR FOR SALE | BLDG 1 & BLDG 2

Class A industrial buildings with full Sepa Approval and ready for BTS Delivery

9625 & 9701 229TH AVE E | BONNEY LAKE, WA 98391

PEAK410.COM

PEAK DESIGN | Kidder Mathews

Why Bonney Lake?

A smarter place to do business.

NO CITY B&O TAX

Bonney Lake does not impose a municipal Business & Occupation (B&O) tax, providing a meaningful financial advantage for businesses operating within the city.

DEVELOPMENT AGREEMENT IN PLACE

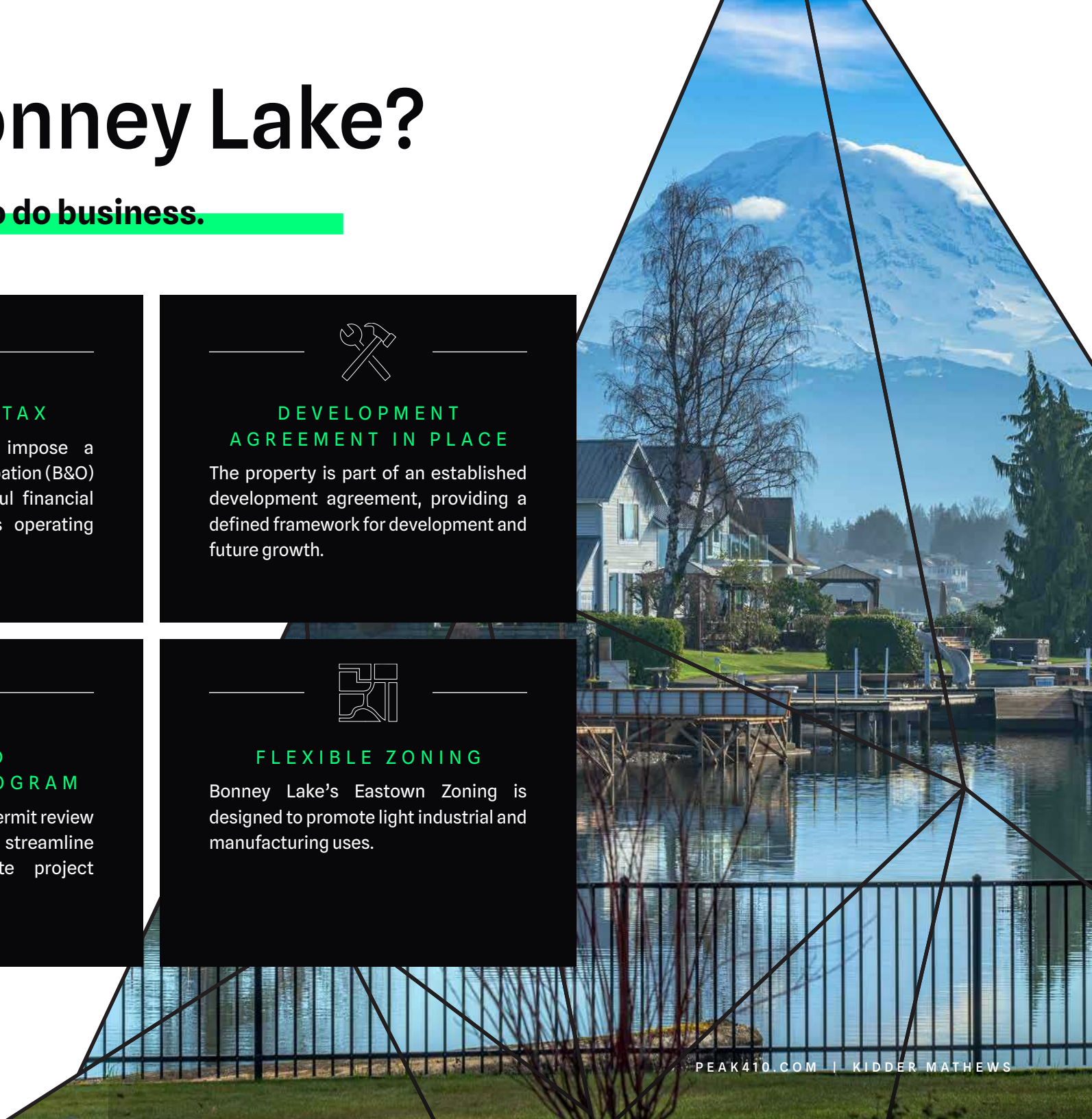
The property is part of an established development agreement, providing a defined framework for development and future growth.

EXPEDITED PERMITTING PROGRAM

Benefit from an expedited permit review process designed to help streamline approvals and accelerate project timelines.

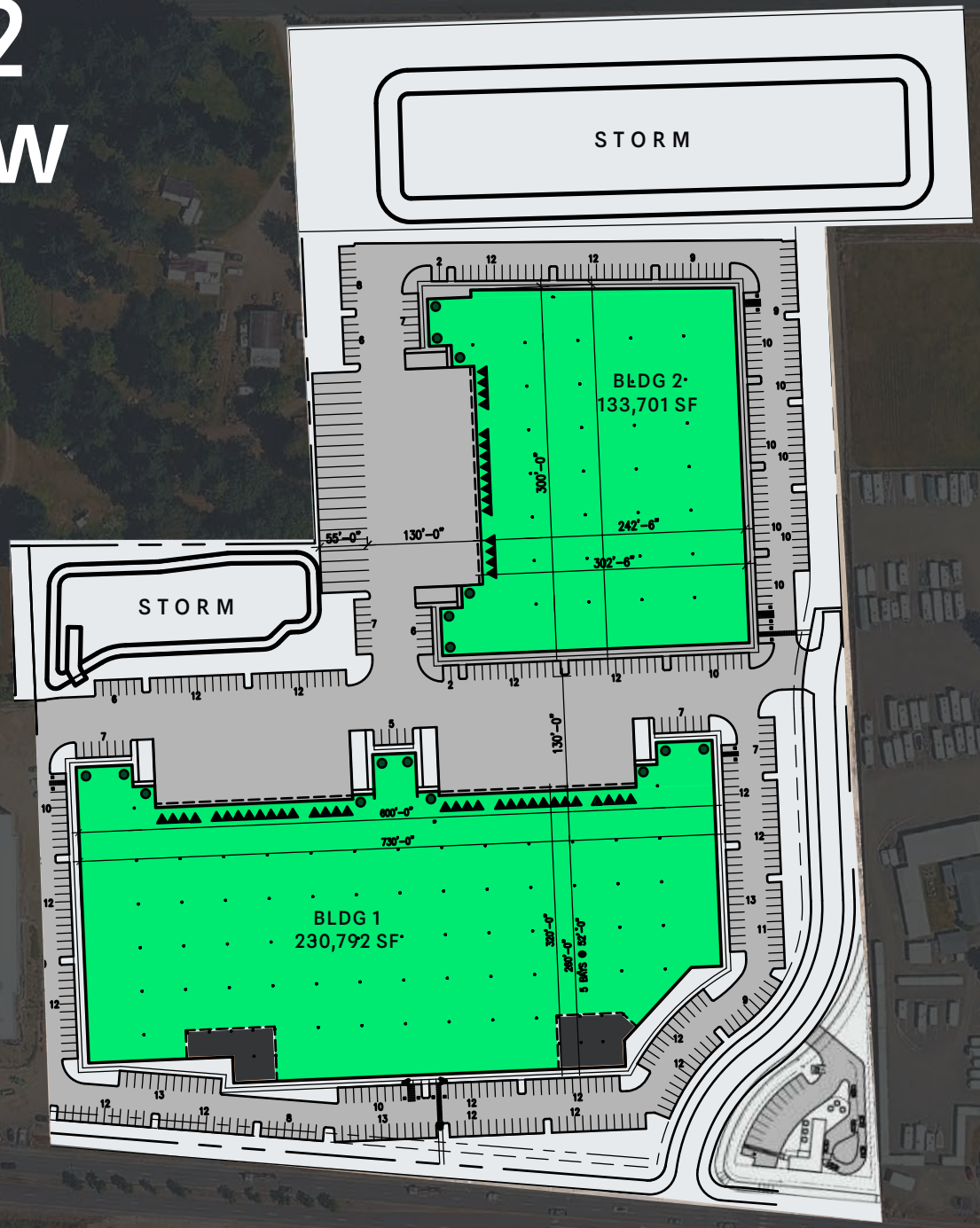
FLEXIBLE ZONING

Bonney Lake's Eastown Zoning is designed to promote light industrial and manufacturing uses.



Building 1 & 2 Site Overview

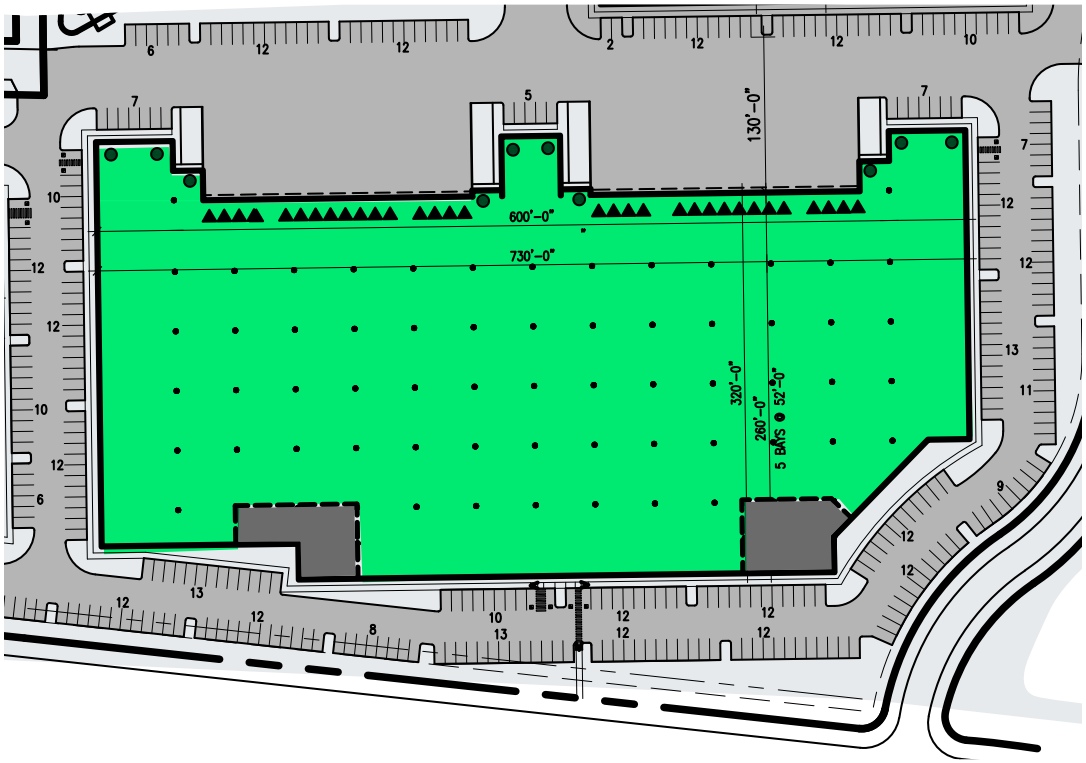
Located in Bonney Lake's growing East Town industrial corridor, Peak 410 offers two Class A buildings available for sale or lease. Each building features modern construction, 36' clear heights, and generous dock-high and drive-in loading. With full SEPA approval and site work complete, both are ready for immediate build-to-suit delivery. Exceptional access to SR-410 and nearby ports positions Peak 410 as one of the Puget Sound's most strategic and cost-effective industrial opportunities.



Building 1

9701 229TH AVE E | BONNEY LAKE, WA 98391

FULLY SEPA APPROVED	SITE WORK COMPLETE	READY FOR BTS



Mezzanine Office

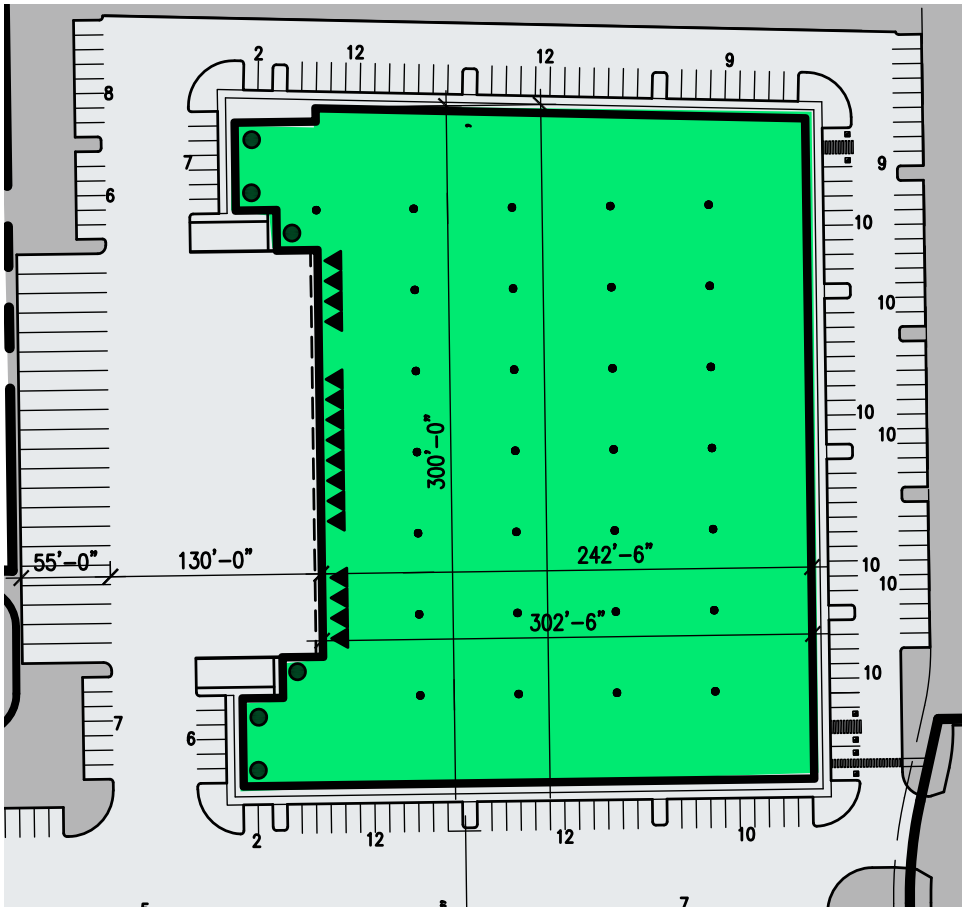
For Lease or For Sale

Total SF	230,792 SF
Mezzanine SF	10,051 SF
Dimensions	730′ x 320′
Divisible to	±60,000 SF
Dock Doors	32
Drive-In Doors	10
Clear Height	36′
Office Area	BTS
Truck Courts	130′
Column Spacing	50′ x 60′
Fire Protection	ESFR
Parking	256 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±3,000 amps
Floors	6″ reinforced slab
Roof	R34 and TPO membrane

Building 2

9625 229TH AVE E | BONNEY LAKE, WA 98391

FULLY SEPA APPROVED	SITE WORK COMPLETE	READY FOR BTS



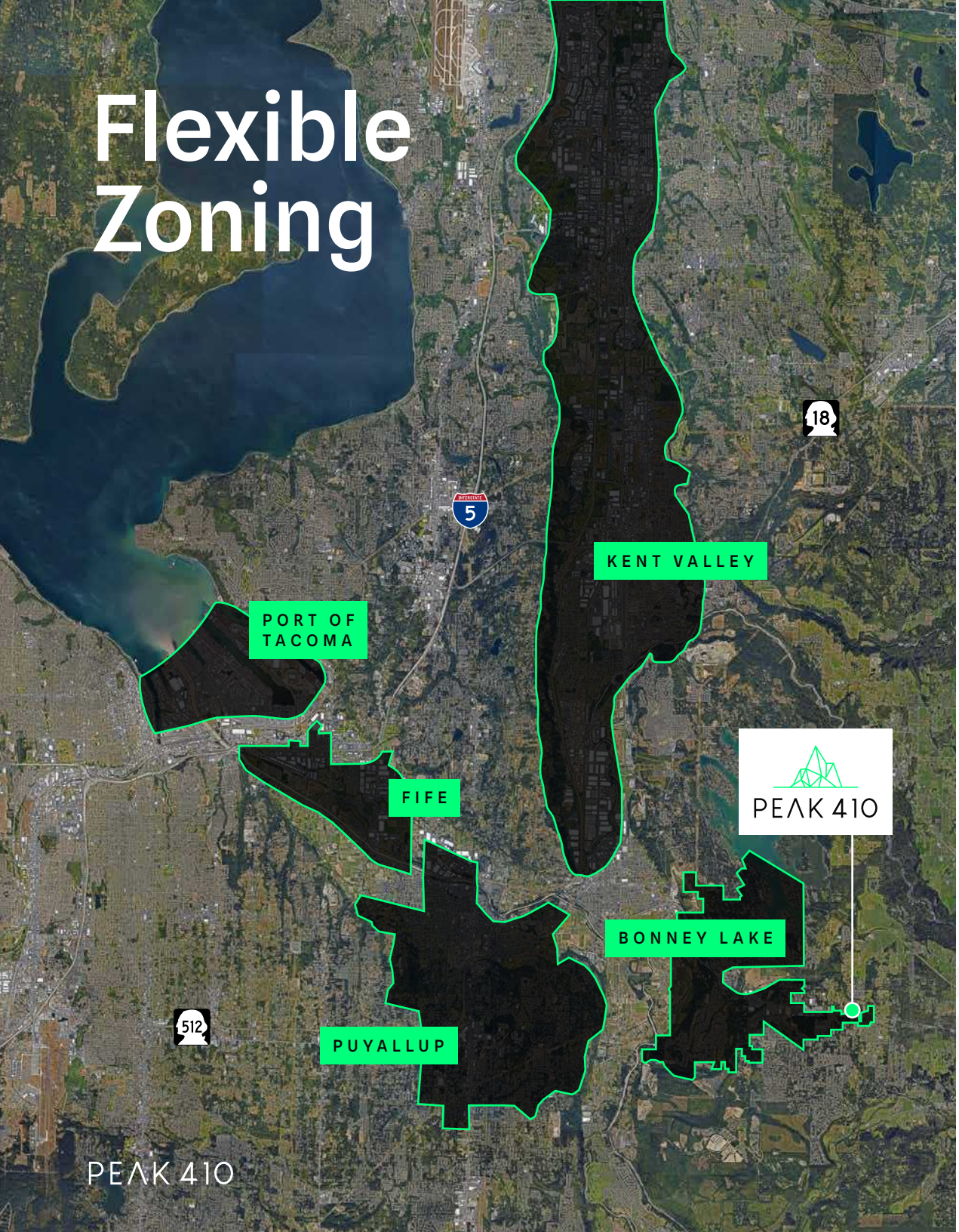
For Lease or For Sale

Total SF	133,701 SF
Dimensions	300' x 302'
Divisible to	±55,000 SF
Dock Doors	16
Drive-In Doors	6
Clear Height	36'
Office Area	BTS
Truck Courts	130'
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	213 stalls
Trailer Parking	21
Lighting	Motion sensor LED
Electric	±1,600 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane

Peak 410 Park Configuration

230,792	133,701	165,055	56,547	134,362	66,284
BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	BUILDING 4 SF	BUILDING 5 SF	BUILDING 6 SF

Flexible Zoning

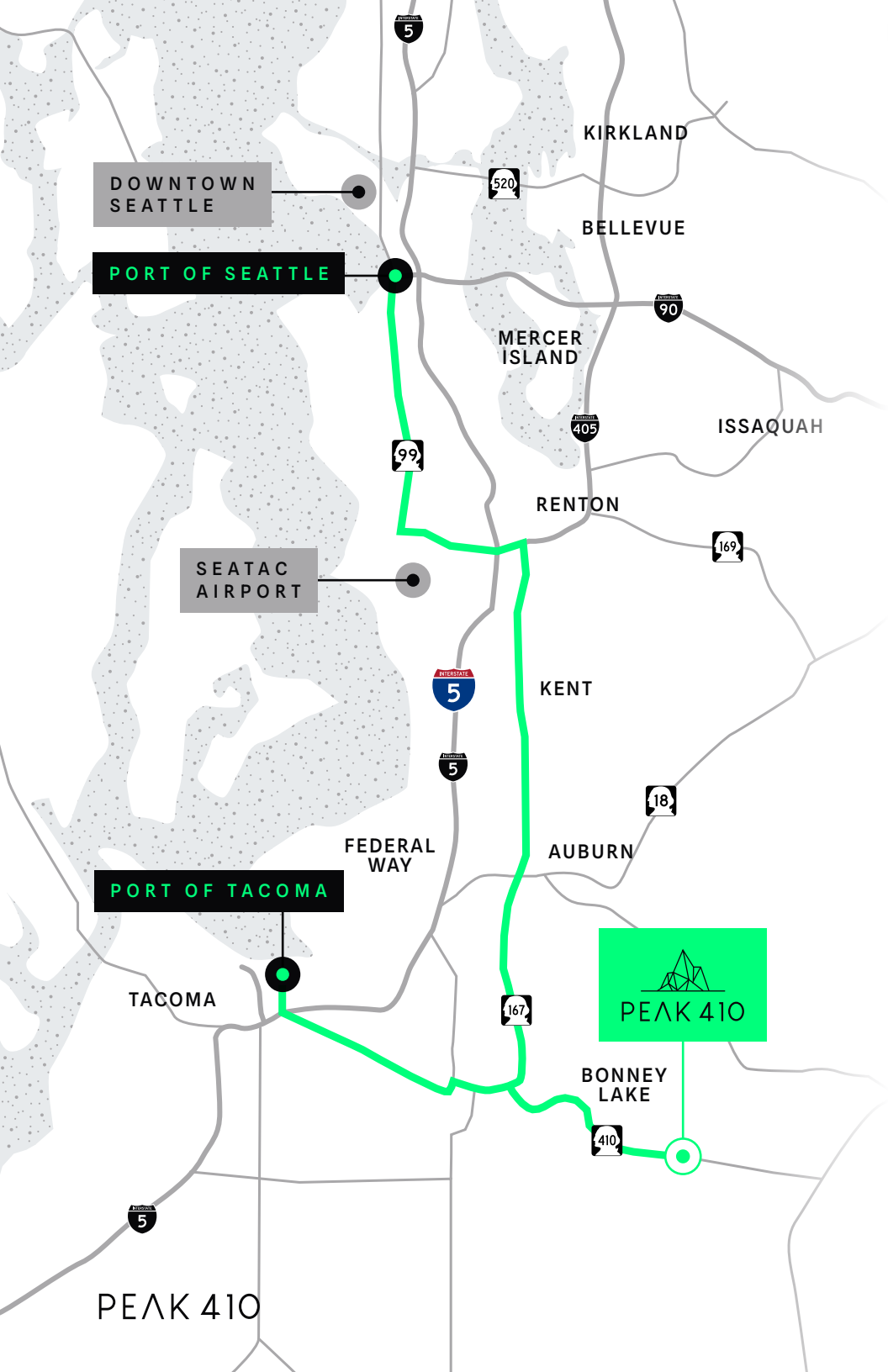


Flexible East Town zoning allows for a multitude of industrial uses including but not limited to the following:

- Warehouse distribution
- Light Manufacturing
- Boat dealer
- Cabinet and furniture shops
- Construction equipment and machinery sales
- Contractor yards
- Machine shops
- Mini storage facilities
- Plumbing, electrical and HVAC contractors
- Public utility facility
- Retail and wholesale warehousing and distribution of goods within a fully enclosed building
- Recreational vehicle, motorcycle, ATV, and trailer dealers

→ZONING CODE

→ZONING MAP



Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.

A Growing Workforce Ready for Industrial Operations

The Greater Bonney Lake labor shed provides access to nearly 90,000 workers across 11 surrounding ZIP codes, including a substantial concentration of transportation, logistics, construction, and skilled trades talent supporting industrial operations throughout the Puget Sound region.

TOTAL WORKERS ACROSS THE GREATER BONNEY LAKE LABOR SHED	89,799
NET NEW JOBS ADDED SINCE 2020	7,183
TRANSPORTATION & MATERIAL MOVING WORKERS	11,855

Key Workforce Occupations	TOTAL WORKERS
Transportation & Material Moving	11,855
Office & Administrative Support	8,827
Construction & Extraction	8,002
Sales & Related	8,513
Business & Financial Operations	5,981

Representative Median Wages	MEDIAN WAGE/HR
Transportation & Material Moving	$23.13
Construction & Extraction	$35.23
Business & Financial Operations	$44.53
Management Occupations	$65.45

Workforce Growth	
2020 - 2025 Workforce Growth	9%
2020 - 2025 Projected Growth	5%
Total Workers Reside in Bonney Lake Zip Code	32,867
Total Workers Reside in Bonney Lake & Puyallup Combined	58,660

The Greater Bonney Lake workforce added more than 7,100 jobs over the past five years and is projected to continue growing through 2030, providing employers with access to an expanding labor pool.

More than 89,000 workers live and work within the Greater Bonney Lake labor shed, creating a deep and growing talent base for warehousing, manufacturing, distribution, and logistics operations.

Source: Lightcast Q2 2026 Dataset. Greater Bonney Lake Labor Shed (11 ZIP Codes: Bonney Lake, Sumner, Puyallup, Enumclaw, Buckley, Orting and surrounding communities). Economic Development Board for Tacoma-Pierce County.

PEAK 410

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LEASING BY

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